

**Providence City Planning Commission Minutes**  
**Providence City Office Building**  
**15 South Main, Providence UT 84332**  
**July 8, 2015 6:00 pm**

Chairman: Larry Raymond  
Attendance: Heather Hansen, Robert James, Sherman Sanders, Wendy Simmons  
Excused: Kirk Allen

**Approval of the Minutes:**

**Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of June 24, 2015.

**Motion to approve the minutes: W Simmons, second – S Sanders**

**Vote:** Yea: H Hansen, R James, L Raymond, S Sanders, W Simmons  
Nay: None  
Abstained: None  
Excused: K Allen

**Action Items:**

- No action items.

**Study Items:**

**Item No. 1. Proposed Code Amendment:** The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks allowing an uncovered porch to extend into the front yard setback.

- L Raymond said this change was proposed because some homes in Providence will be in violation of the ordinance if they build a porch that is large enough for a safe landing. Councilmember Jeff Baldwin suggested this change be made.
- S Bankhead suggested the Commission wait on this until J Baldwin can be in attendance.
- S Sanders asked if there was a need for changing the ordinance. He feels it could be obtrusive to other homes that follow the ordinance.
- L Raymond asked if the ordinance was not changed, could homeowners make a request for a variance.
- S Bankhead said they can ask for a variance, but because it is a man-made issue a variance would not be granted under state code.
- S Bankhead said she has a concern about steps, which according to the city ordinance, steps are allowed to go into the setback. When this was discussed in executive staff review the question of allowing steps in the front yard while protecting the setback was a concern.
- S Sanders asked if the ordinance could be left as is, but add a clause that would allow for what is trying to be accomplished.
- L Raymond said he does not like amending a code for just one specific problem.
- R James suggested taking the word "steps" out and leave it open to interpretation.
- H Hansen suggested limiting the square footage of the front porch.
- It was decided to wait on this item until Jeff Baldwin can be in attendance for discussion purposes.

**Item No. 2. Proposed General Plan Amendments:** The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- L Raymond said in the last meeting the general plan amendment was discussed and it was agreed that some of the language in the amendment was unappealing. S Bankhead found some definitions for mixed use and commercial neighborhood zones and added what applied to Providence City.
- H Hansen said she was not a fan of commercial neighborhood zones. She has a concern that if there is actually a zone for commercial neighborhoods, businesses would be intruding on residential neighborhoods.
- R James said the commercial neighborhood zones have restricted parking and that would eliminate much of the concern. He feels commercial neighborhood zones are more for very small businesses.

- S Bankhead said quite often the Island Market is used as an example, and she feels that is what is meant by commercial neighborhood zones. The summary can be written first and then write the actual ordinance with enhanced restrictions.
- R James asked if Providence was at the point where commercial neighborhoods were needed.
- S Bankhead said there are a few commercial businesses in residential areas in the city. They were grandfathered in when the home business ordinance was written. There have been other requests for home businesses that would fit better in a commercial neighborhood zone.
- R James felt like adding a commercial neighborhood zone could be a big concern for residents and adding this zone could encourage businesses to intrude on neighborhoods.
- S Bankhead said a commercial neighborhood zone has been on the use chart for a long time but has never really been defined; there just haven't been any requests to use it.
- S Bankhead said most residential zones want to stay residential except for the person that wants to run a home business.
- S Sanders said Providence is considered a bedroom community for a reason. Adding the commercial neighborhood zone could be a problem unless it was done in a new development. Changing existing districts would be difficult for the city.
- S Bankhead asked if a quiet type of business, such as attorney office, dental office, insurance office, etc., would be problematic.
- S Sanders said certain uses could be acceptable.
- H Hansen said intrusive businesses are what people object to, such as a convenience store, daycare center, continuous traffic, etc. She felt if this was going to be a long term necessary use for the city it should be adopted wisely and with restrictions.
- R James said there are restrictions that could be put in place that would limit uses.
- Mayor Calderwood said the growth patterns need to be considered. A home business could go for a while without neighbors even knowing it is in operation, but as the business takes off and gets more active, then where is the line drawn between home business and commercial business. That is the question. It is difficult for the city to make that judgement.
- S Bankhead and S Sanders said this is not dealing with home businesses.
- S Bankhead said significant time should be spent on this to make sure it is done correctly. It is a specific zone with specific restrictions.
- S Sanders asked if Stan Checketts' rodeo golf would fall into commercial neighborhood.
- S Bankhead said that is where the uses could define which types of businesses could be allowed.
- R James said there is a way to write the ordinance to restrict what types of business would be allowed, the question is, does the city want this type of zone. As the city grows in population, it may be a good idea to have small convenience businesses nearby. Also, new development would be more open to setting up a commercial neighborhood district rather than trying to rezone established neighborhoods.
- H Hansen asked if a commercial neighborhood district approval could be contingent on neighborhood consent.
- Mayor Calderwood said whatever is written, make sure it can be enforced.
- S Bankhead said decisions should not be made based on public clamor. If requirements are met, then a business cannot be denied.
- L Raymond said this came about because of working on the definitions for the master plan for future annexations and rezones.
- S Sanders asked about having a business with a dwelling area on the second floor.
- S Bankhead said that falls into Mixed Use District.
- H Hansen and R James said they are not opposed if it is done correctly.
- R James said this is just an intent; not the actual code. The plan was to go through all zones, come up with intended uses and then look at the ordinances for each zone.
- S Bankhead said she can work on the ordinance for commercial neighborhood zone while Planning Commission continues on with definitions.
- H Hansen will work on residential and S Bankhead will work on ordinances for commercial neighborhood.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

1 Commission Reports: Items presented by the Commission Members will be presented as informational only; no  
2 formal action will be taken.

- 3 • No commission reports.

4 **Motion to adjourn: R James, second – H Hansen**

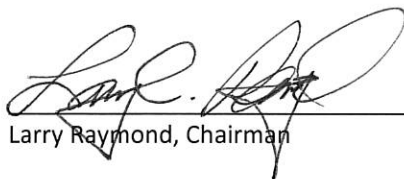
5 **Vote: Yea: H Hansen, R James, L Raymond, S Sanders, W Simmons**

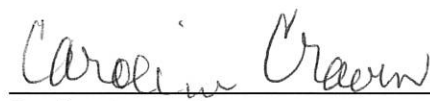
6 **Nay: None**

7 **Abstained: None**

8 **Excused: K Allen**

9 Meeting adjourned at 7:15 pm.

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Larry Raymond, Chairman

  
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Caroline Craven, Secretary



## Planning Commission Meeting

**July 8, 2015**

### Please Sign In

NameCity of ResidenceThis image shows a vertical page from a notebook or ledger. It features approximately 28 evenly spaced horizontal black lines on a white background, providing a template for writing. There are no margins, text, or other markings present.[illegible]

